

DATE 8/13/68 BY CHS
 SPECIAL INQUIRY FOR FILMS

NE 21

164
94-165-SPH

Zoning Description Lot 1 CD 5 ED 15 10-13-1993

Being at a point at the intersection of the East side of Tred Avon Rd and the South side of St Marys Rd. Being know as lot 1 in the subdivision of Middleborough plat book 7 folio 72 being 0.23 Acres.

Zoning Description Lot 2 CD 5 ED 15

Being at a point at the intersection of the East side of Tred Avon Rd and the South side of St Marys Rd. Being know as lot 2 in the subdivision of Middleborough plat book 7 folio 72 being 0.23 Acres.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 10/14/93
 Posted for: 22nd St. Hearing
 Petitioner: Edward A. Klingenstein, Jr.
 Location of property: 16191 Tred Avon Rd. Towson, Md.
 Location of Sign: Towson, Md. on 161st St. at 161st St.
 Remarks: None
 Posted by: [Signature] Date of return: 10/14/93
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/28, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/28, 1993.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 10/14/93 CRITICAL

1 RES SPH FILING. GDE 030 \$50.00
 (1) SIGN POSTING FEE GDE 080 35.00
 TOTAL \$85.00

OWNER: KLINGENSTEIN,

LOC: SW CORNER TRED AVON AND
ST. MARYS RD.

00002001CANICHC
BA 10101270X10 14 93
Please Make Checks Payable To Baltimore County

Cashier Validation

receipt
94-165-SPH
Account: R001-4150
Number: 164
JLL

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 164
 Petitioner: Edward A. Klingenstein, Jr.
 Location: 16191 Tred Avon Rd. Towson, Md.
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: _____
 ADDRESS: _____

PHONE NUMBER: 410 687-7515
 Ad: ggs (Revised 04/09/93)

TO: PUBLISHER PUBLISHING COMPANY
October 20, 1993 Issue - Jeffersonian

Please forward billing to:
Edward and Irene Klingenstein, Jr.
2108 Tred Avon Road
Baltimore, Maryland 21221
410-687-7515

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

CASE NUMBER: 94-165-SPH (Item 164)

Lot 1, Middleborough
SAC Tred Avon and St. Marys Road
15th Election District - 5th Councilmanic
Petitioner(s): Edward A. Klingenstein, Jr. and Irene E. Klingenstein
HEARING: FRIDAY, NOVEMBER 19, 1993 at 10:00 a.m. in Rm. 106, County Office Building.

Special Hearing to permit an accessory structure (existing shed) and recreational vehicle storage (1) boats less than 16 feet in length and 1 boat in excess of 16 feet with trailers) to be located on a lot not improved with a principal dwelling.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353
OCTOBER 22, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Lot 1, Middleborough
SAC Tred Avon and St. Marys Road
15th Election District - 5th Councilmanic
Petitioner(s): Edward A. Klingenstein, Jr. and Irene E. Klingenstein
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[Signature]
Arnold Jablon
Director

cc: Edward and Irene Klingenstein

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 9, 1993

Mr. and Mrs. Edward A. Klingenstein, Jr.
2108 Tred Avon Road
Baltimore, Maryland 21221

RE: Case No. 94-165-SPH, Item No. 164
 Petitioner: Edward A. Klingenstein, Jr., et ux
 Petition for Special Hearing

Dear Mr. and Mrs. Klingenstein:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on October 4, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BACTO 100
 Item No: 164 (JLL)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

[Signature]
for DAVID KATSEY, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
 Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-8885 Statewide Toll Free
 Mailing Address: P.O. Box 777 • Baltimore, MD 21202-0777
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: October 25, 1993

SUBJECT: Klingenstein Property

INFORMATION:

Item Number: 164
 Petitioner: Klingenstein Property
 Property Size: _____
 Zoning: D.R. 5.5
 Requested Action: _____
 Hearing Date: _____

SUBJECT OF RECOMMENDATIONS:

Due to the lack of information provided, staff is unable to provide substantive comments. The plat accompanying the special hearing request should be amended to show the location of adjacent houses and the existing shed.

Prepared by: [Signature]
 Division Chief: [Signature]
 PK/JLL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

November 4, 1993

TO: Mr. Arnold E. Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilon
Development Coordinator, DEPRM

SUBJECT: Zoning Item #164 - Klingenstein
Tred Avon Road & St. Mary's Road
Zoning Advisory Committee Meeting of October 25, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:KK:SP
KLINGEN/DEPRM/TXTSBP

Baltimore County Government
Department of Permits and Licenses



OCTOBER 25, 1993

(410) 887-3610

111 West Chesapeake Avenue
Towson, MD 21204
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING ACENDA: MEETING OF OCTOBER 25, 1993

Owner: John L. Gross, Sr. and Helen Gross
Location: #926 Hamlet Road
Item No.: 158 (JRF/JCM)

Owner: Joseph E. Chenoweth & Gloria J. Chenoweth
Location: #3731 Grove Run Road
Item No.: 162 (RT)

Owner: Cedarside Farm Joint Venture
Location: Lot 39, Cedarside Farm
Item No.: 163 (RT)

Owner: Edward A. Klingenstein, Jr. & Irene E. Klingenstein
Location: Lot 1, Middleborough
Item No.: 164 (JLL)

Owner: Thomas J. Losek
Location: #2240 Vailthorn Road
Item No.: * 165 (JRF)

Owner: Michael E. Frompholz & Brigita M. Frompholz
Location: #1315 Denby Road
Item No.: 166 (JJS)

Owner: Anthony Scott Braglio, Sr.
Location: #5310 Dogwood Road
Item No.: #167 (JRA)

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Approved: *Robert D. Samard*
Fire Prevention Bureau
887-3980

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 164
Klingenstein Property
Chesapeake Bay Critical Area Findings

DATE: November 10, 1993

SITE LOCATION

The subject property is located at Tred Avon and St. Mary Roads. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME: Edward and Irene Klingenstein, Jr.

APPLICANT PROPOSAL

The applicant has requested a variance from the Baltimore County Zoning Regulations to allow the storage of 4 recreational vehicles and an accessory structure (existing shed) on a lot not improved with a principal dwelling.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" (COMAR 14.15.10.01.02).

Mr. Arnold E. Jablon
November 10, 1993
Page 2

DEFINITIONS

"Development Activities" means the construction or substantial alteration of residential, commercial, industrial, or transportation facilities or structures (COMAR 14.15.10.01.02).

Finding: (the storage of 4 recreational vehicles and a shed on this property is not considered a "Development Activity" as defined above. Therefore, this project shall not need a Chesapeake Bay Critical Area Findings.

CONCLUSION

This project proposal does not require a Chesapeake Bay Critical Area Findings for the reasons stated above.

If there are any questions, please contact Mr. Patricia M. Farn at 887-3980.

J. James Dieter
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:KDK:tm

cc: Mr. and Mrs. Edward Klingenstein, Jr.
2108 Tred Avon Road
Baltimore, Maryland 21221

KLINGEN/DEPRM/WQBCA

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

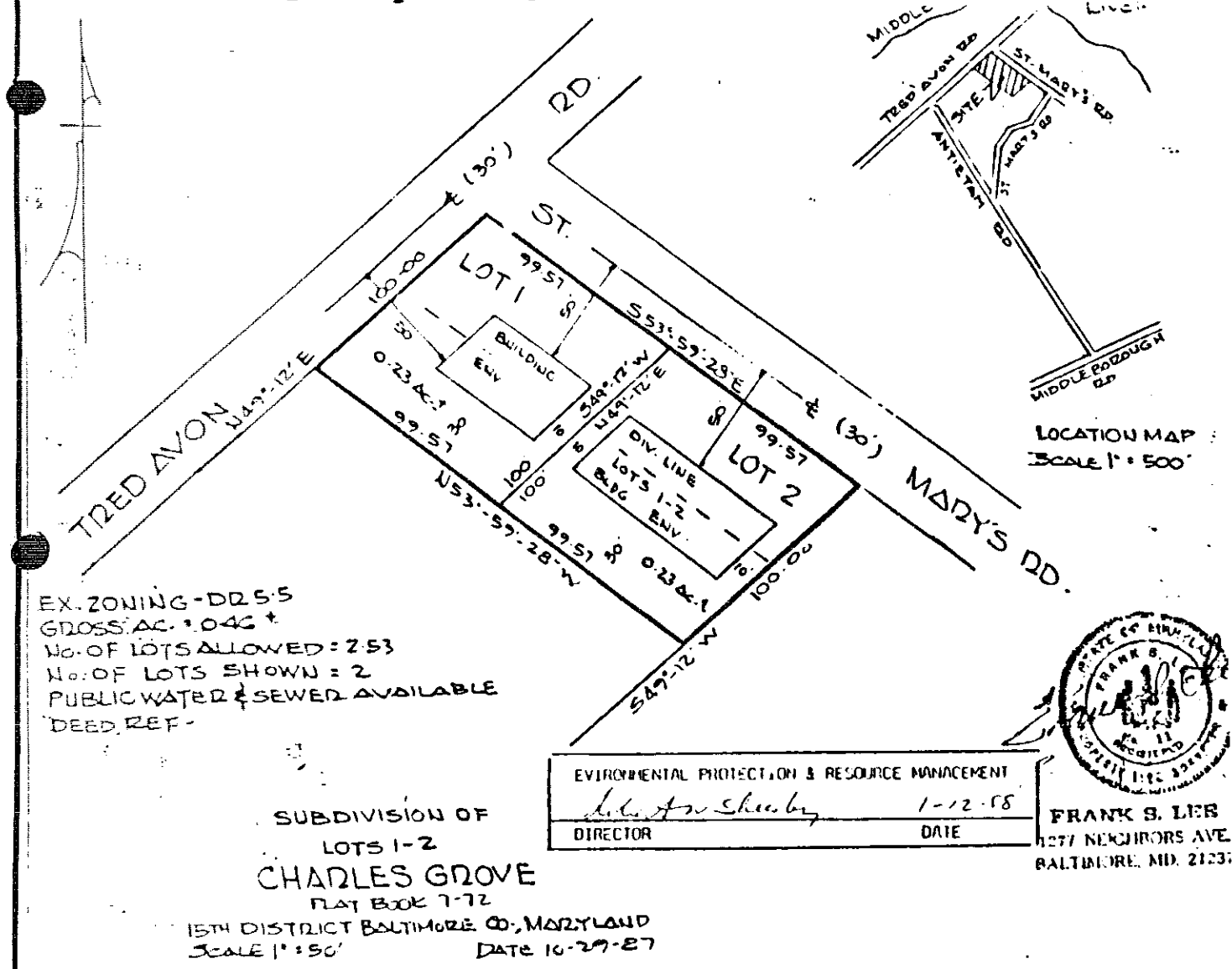
PROPERTY ADDRESS: St Marys Rd and Tred Avon Rd see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Charles Grove

plat book # 7, folio # 72, lot # 1, section # 15-2200011222

OWNER: Edward and Irene Klingenstein

94-165-SPH



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"-200' scale map # 21

Zoning: DR 5.5

Lot size: 0.23 acreage

9,937 square feet

SEWER: ☒ ☐

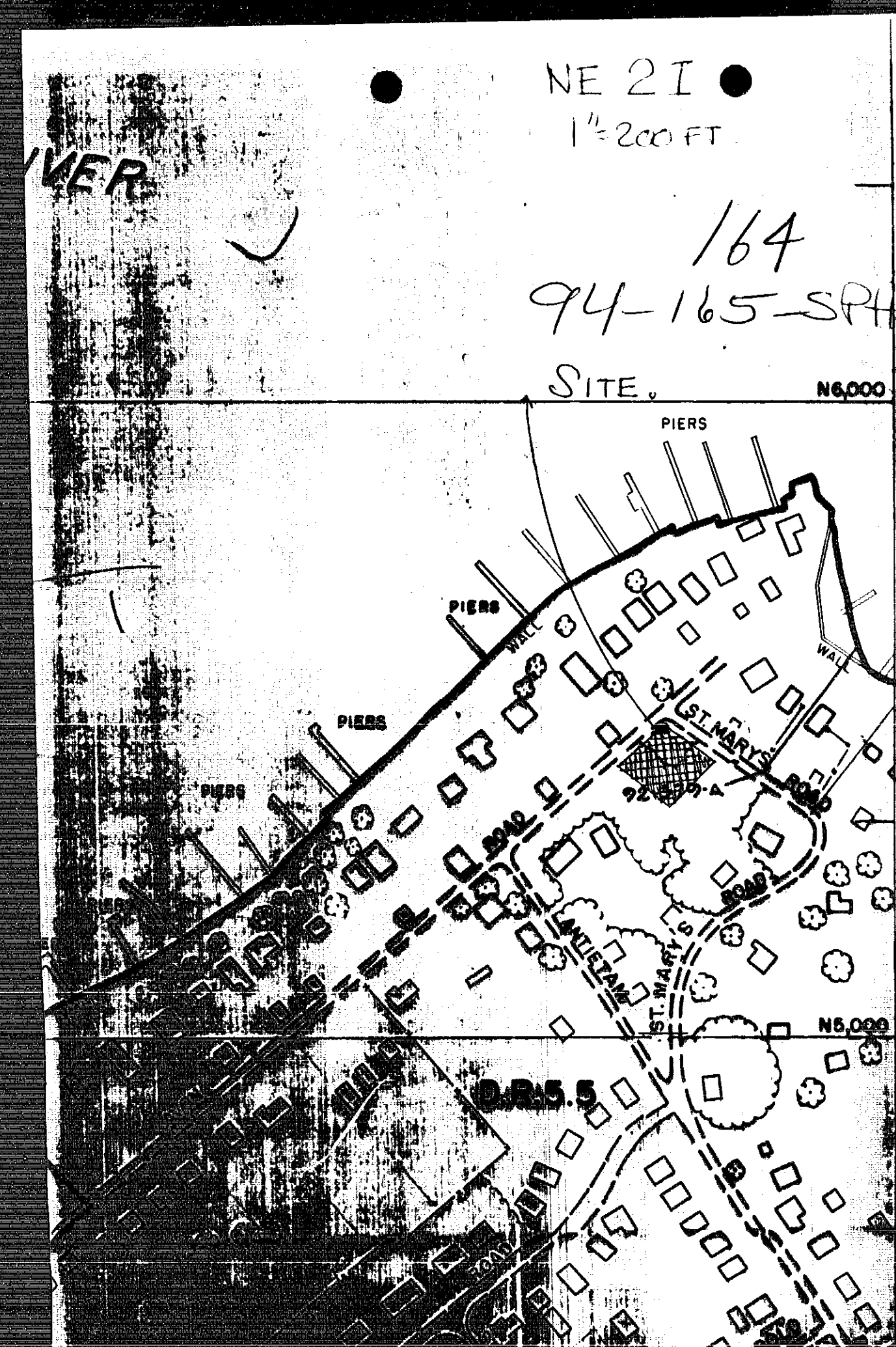
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY!

Reviewed by: 164 ITEM #: 164 CASE#: 164



*Photographs
164-165-SPH*